

## Proposed Consolidated Parcel A

Being a part of Section 7 and the South ½ of Section 6, Township 37 North, Range 7 East, being located in Will County and State of Illinois bounded and described as follows:

Beginning at a Drill Hole Found being the Southeast Corner of the Southwest Quarter of said Section 6, also being the Northwest Corner of the Northeast Quarter of said Section 7, Township 37 North, Range 7 East, said point being the Place of Beginning for the parcel herein described;

Course No.1 Thence South 00°53'18" East along said West line of the Northeast Quarter of Section 7, a distance of 581.43 feet to a point at the Northwest corner of Kendall County parcel 02-07-100-002 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.2 Thence South 87°20'23" West along said Yorkville Nexus III LLC land passing through a found 1" pipe at a distance of 21.80 feet, a total distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." at a Northeast Corner of Kendall County parcel 02-07-100-014 now or formerly owned by Yorkville Nexus III LLC, as recorded in Document No. 202400010316 of the Kendall County records;

Course No.3 Thence South 00°53'18" East along said Yorkville Nexus III Land and Kendall county parcel 02-07-300-005 now or formerly owned by Yorkville Nexus III LLC as recorded in Document No. 202400010316 of the Kendall County records being a line parallel to the East line of the Northwest Quarter of said section 7, a distance of 2073.03 feet to a 5/8" rebar with cap "LANGAN ENG." set in the North line of the Southwest Quarter of said Section 7;

Course No.4 Thence South 00°53'09" East along said Yorkville Nexus III Land being a line parallel to the East line of the Southwest Quarter of said section 7, a distance of 934.59 feet to a set 5/8" rebar with cap "LANGAN ENG." along the North line of Kendall County parcel 02-07-300-004 now or formerly owned by Illinois Greenhouse LLC, as recorded in Document No. 202200008845 of the Kendall County records;

Course No.5 Thence North 87°20'23" East along said Greenhouse LLC land, a distance of 1540.44 feet to a set 5/8" rebar with cap "LANGAN ENG." along the East line of the Southwest Quarter of said Section 7;

Course No.6 Thence South 00°53'09" East along said East line of the Southwest Quarter of said Section 7, a distance of 1712.61 feet to a ¾" inch iron pipe found at the Southeast corner of the Southwest Quarter of said Section 7;

Course No.7 Thence North 07°57'11" East along Kendall County parcel 02-07-400-001 now or formerly owned by Commonwealth Edison, a distance of 2692.07 feet to a 5/8" rebar with cap "LANGAN ENG." set along the North line of the Southeast Quarter of said Section 7;

Course No.8 Thence continuing North 07°57'11" East along Kendall County parcel 02-07-200-003 now or formerly owned by Commonwealth Edison, a distance of 197.38 feet to a 5/8" rebar with cap "LANGAN ENG." set at an angle point thereof;

Course No.9 Thence North  $00^{\circ}52'32''$  West along said Commonwealth Edison parcel 02-07-200-003, a distance of 2460.47 feet to a set  $5/8''$  rebar with cap "LANGAN ENG." at a point along the North line of the Northeast Quarter of said Section 7;

Course No.10 Thence North  $00^{\circ}52'32''$  West along Kendall County parcel 02-06-400-002 now or formerly owned by Commonwealth Edison, a distance of 100.37 feet to a set  $5/8''$  rebar with cap "LANGAN ENG.";

Course No.11 Thence North  $25^{\circ}58'37''$  East along said Commonwealth Edison parcel 02-06-400-002, a distance of 1049.27 feet to a set  $5/8''$  rebar with cap "LANGAN ENG." at the southeast corner of Kendall County parcel 02-06-400-001 now or formerly owned by Dale L Konicek LLC as recorded in Document No. 201702819 of the Kendall County Records;

Course No.12 Thence South  $87^{\circ}59'38''$  West along said Konicek LLC land passing through a found 1" iron pipe at a distance of 1.92 feet and a found 1" iron pipe at a distance of 644.41 feet, a total distance of 645.62 feet to a set Railroad Spike in the centerline of Beecher Road;

Course No.13 Thence North  $13^{\circ}51'44''$  East along said Beecher Road, a distance of 1351.75 feet to a MAG nail set at the centerline of Galena Road, width varies;

Course No.14 Thence North  $80^{\circ}37'24''$  West along said centerline of Galena Road, a distance of 1700.21 feet to a MAG nail set at the Northeast corner of a parcel of land conveyed to the County of Kendall for highway or other public purpose as recorded in Document No. 200300007826 of the Kendall County records;

Thence the following seven (7) course and distances along said Kendall County parcel;

Course No.15 Thence South  $08^{\circ}36'02''$  West a distance of 63.15' to a point;

Cours No.16 Thence North  $80^{\circ}37'24''$  West a distance of 691.60' to a point;

Course No.17 Thence South  $57^{\circ}39'02''$  West a distance of 45.32' to a point;

Course No.18 Thence South  $16^{\circ}42'03''$  West a distance of 172.08' to a point of curvature;

Course No.19 Thence with a curve deflecting to the right an arc length of 388.30 feet, having a radius of 2914.79 feet, a delta of  $07^{\circ}37'58''$ , a chord bearing of South  $12^{\circ}48'52''$  West, and a chord length of 388.01 feet;

Course No.20 Thence South  $16^{\circ}32'25''$  West a distance of 267.93' to a point;

Course No.21 Thence North  $73^{\circ}22'09''$  West a distance of 53.45' to a MAG nail set in the centerline of Eldamain Road, width varies;

Course No.22 Thence South  $16^{\circ}32'25''$  West along said centerline of Eldamain Road, a distance of 819.06 feet to a set MAG nail;

Course No.23 Thence South  $17^{\circ}00'48''$  West along said Eldamain Road, a distance of 122.84 feet to a MAG nail set at the Northwest corner of Kendall County parcel 02-06-300-009 now or formerly owned

by Latham Schleining and Tammi M Schleining as recorded in Document No. 201408168 of the Kendall County records;

Course No.24 Thence North  $87^{\circ}15'26''$  East along said Schleining Land, a distance of 443.00 feet to a found  $\frac{1}{2}$ " rebar;

Course No.25 Thence South  $17^{\circ}00'48''$  West along said Schleining Land, a distance of 1149.27 feet to a set  $\frac{5}{8}$ " rebar with cap "LANGAN ENG." along the South line of said Section 6;

Course No.26 Thence North  $87^{\circ}15'26''$  East along the South line of said Section 6, a distance of 2255.11 feet to the Place of Beginning, said parcel containing 13,095,900 square feet or 300.6404 acres of land according to a survey by LANGAN Engineering and Environmental Services dated March, 2025 and being the same more or less and being subject to all legal highways and easements. The basis of bearings of this survey is based on the Illinois State Plane Coordinate System, East Zone, NAD 83, per GPS observations in March, 2025.